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Housing Working Committee Meeting Minutes

February 21st 2008

Offices of the Chicago Metropolitan Agency for Planning (CMAP)

DuPage County Conference Room

Suite 800, 233 S. Wacker Drive, Sears Tower, Chicago, Illinois

Members Present: Phil Ashton, David Cole, Adam Gross, Beth Dever, Lee Smith, Nancy

Firfer, Kevin Jackson, Adam Dontz, Stacey Flint, David Cole, Andrea Traudt, Lisa Tapper, Calvin Holmes, Alan Quick, Mark Smith, Paul

Colgan

Staff Present: Lee Deuben, Andrew Williams Clark, Bob Dean, Erin Aleman, Gordon

Smith, Kermit Wies

Others Present:

1.0 Call to Order and Introductions

The meeting was called to order at 9:00 by committee Chair, Adam Gross. Introductions: Marc Smith from the DePaul Real Estate Center is the newest member of the Housing Working Committee.

2.0 Agenda Changes and Announcements

Announcements: Bob Dean gave a brief update on the Regional Comprehensive Plan. CMAP has selected the "Go To 2040" logo and title for the final comprehensive plan. Bob displayed the logo for the committee. In March CMAP staff will engage the committee in the selection of indicators for benchmarking housing goals and strategy impacts. CMAP will contract with a private firm to investigate datasets for capacity to measure indicators in April. The committee will need to recommend final indicators and datasets for Housing in May.

Gordon Smith requested that the committee assist in identifying and tracking housing legislation in the Illinois General Assembly. Adam Gross indicated that the Illinois housing roundtable meets monthly to do just that and that they will be publishing a policy guidebook in February.

3.0 Approval of Minutes – January 17th, 2008

A call for a motion to approve the minutes of the November 15^{th,} housing committee, as presented, was made by Adam Gross and seconded by Lee Smith. All in favor the motion

carried.

4.0 Report Back from CMAP Programming Committee: David Cole, HUD:

David Cole presented the Programming Committee's draft developments of regional importance process (DRI). This document will be vetted through the committees. Calvin Holmes suggested that it could be a potential asset to use the DRI designation as a means to leverage investment for projects around the region.

5.0 Report Back from Housing Corridor Initiative Training: Lee Deuben and Joanna Trotter

Joanna Trotter indicated that CMAP and MPC staff attended training in Minneapolis for the Corridor Housing Initiative (CHI) process. The process involves visioning and land use scenario building with architects and developers on-site to assist community in developing plans that are both physically and financially feasible. MPC and CMAP will be working in partnership to pilot this process in the coming months.

6.0 CMAP Public Participation Plan: Erin Aleman

Erin Aleman presented CMAP's Public Participation Plan as a framework for upcoming opportunities to engage the public in the development of the Regional Comprehensive Plan. It describes early strategies and should be considered a work in progress that will be updated with opportunities as they arise. Ms. Aleman asked the committee to give input if they see gaps in the plan. She also presented a memo highlighting organizations who have received microgrants for conversations on core themes pertinent to their population.

7.0 Regional Dialogue on Foreclosures - Next Steps: Lee Deuben and Beth Dever

Beth Dever reported that the CMAP staff and partner organizations have been continuing the foreclosure dialogue and the intended next steps are to host an event that would address municipal strategies for mitigating the negative impacts of foreclosures on the back-end. These strategies would focus on the legal authority of municipalities, strategies, and cite national examples. The target attendees are municipal officials, staff and elected officials. The proposed event will likely be a half-day in April or May. Lee Deuben indicated that the subcommittee organizing the event is looking for feedback on speakers and the proposed agenda (distributed to committee members). Lee Smith suggested separate tracts for urban and suburban municipalities and that the subcommittee should look for a suburban developer and city manager. Nancy Firfer was concerned about the time that such a division might consume. She suggested that we perhaps explore hosting more than one event. Adam Gross suggested that perhaps the Chicago model of addressing foreclosures would be useful for some, but not others. Nancy Firfer agreed that the subcommittee was primarily thinking of suburbs because Chicago has a well-developed plan.

Calvin Holmes suggested that the subcommittee look at NeighborWorks affiliates around the country for resources, suggesting that certain regions have been in a similar situation before. The subcommittee should look at regions that have recovered and learn from those lessons. Nancy Firfer suggested also thinking about the resulting loss of tax revenues and their impact on municipal budgets. Lee Smith indicated that the impacts of this are not just on physical structures, but that they should also think about the impacts on families and the resulting social service question of how to deal with them. Calvin Holmes also indicated that legislative responses are underway both in state and national legislative houses, so CMAP may want to look at these as we think about what legislation to support. Lisa Trapper indicated that they are hearing a lot about immigration's impacts on the foreclosure issue from municipal actors. Adam Gross and Marc Smith will join subcommittee organizing the foreclosure event. Joanna Trotter and David Cole offered organizational resources for the event.

8.0 Demographic Projections and Regional Scenario Evaluations: Kermit Wies

Kermit Wies presented on CMAP's role and method for creating regional projections for scenario evaluation. Adam Gross indicated that there are questions about income. The research now looks at projected job growth in region and suggests that new growth will happen where median wages are lower than regional median. Mr. Gross indicated that he is interested in the public policy impacts, for which two of the most critical factors are income change and demographic shift. He also noted that MMC and M2020 did a huge report on influx of Latino population to the region and its impact on the market. Marc Smith asked if CMAP will be looking at household size. Mr. Wies responded that he did not include the larger range of household description variables in his presentation, but that household size would come into consideration. Nancy Firfer pointed out that forecasting is never an exact science. Mr. Wies agreed, saying that in the end, CMAP will have 4-5 scenarios, and we are looking to add policy recommendations to the scenarios.

9.0 Other Business

There was no other business.

8.0 Public Comment

There were no public comments.

9.0 Next Meeting

The next scheduled meeting of the Housing Working Committee is Thursday, April 17th, 2008 at 9:00 am in the CMAP offices.

10.0 Adjournment

A call for a motion to adjourn made by Adam Gross was seconded by Lee Smith. All in favor the motion carried.

Respectfully submitted,

Lee Deuben

3/11/2008